

ZION'S COOPERATIVE MERCANTILE INSTITUTION (ZCMI)  
15 South Main Street  
Salt Lake City  
Salt Lake County  
Utah

HABS No. U-47

HABS  
UTAH

18-SALCI

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PHOTOGRAPHS  
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
Office of Archeology and Historic Preservation  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

## HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. U-47

## ZION'S COOPERATIVE MERCANTILE INSTITUTION (ZCMI)

HABS  
UTAH

18-SALC

Location: 15 South Main Street  
Salt Lake City  
Salt Lake County  
Utah  
Geographic Location Code: 43-1700-035  
Latitude: 40° 46' 6" N Longitude: 111° 53' 25" W

Present Owner: Zion's Cooperative Mercantile Institution

Present Occupant: Zion's Cooperative Mercantile Institution

Present Use: Department Store

Statement of Significance: Reputed to be the first department store in America

PART I. HISTORICAL INFORMATION

## A. Physical History:

## 1. Original and subsequent owners:

Zion's Cooperative Mercantile Institution

## 2. Date of erection: Center 50 feet, March, 1876.

## 3. Architects: William H. Folsom and Obed Taylor

## 4. Builder, suppliers, etc.: Superintendent of Construction: Henry Grow, Builder of Mormon Tabernacle roof in Salt Lake City.

## 5. Notes on known alterations and additions, with dates and architects:

1st Addition: South 50 feet, 3 stories, 1880, Architect unknown

2nd Addition: North 60 feet, 1 story, 1891, Architect unknown

3rd Addition: Second and Third stories on 1891 addition, 1902, S. T. Whitaker, Architect.

4th Addition: South Temple Street Frontage, 1910, Architect unknown.

## B. Historical Events and Persons Associated with the Building:

The first reference to the establishment of a cooperative wholesale house appeared in an editorial in Salt Lake City's Deseret

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Evening News on October 3, 1868. On October 9 meetings were held in the Social Hall in Salt Lake City to discuss the practicability of the idea, the purpose being to ascertain whether Mormon merchants in various communities of the state were willing to unite under one banner to sustain each other and to protect prices for the ecclesiastical ward members. It was proposed that identifying signs would be erected over the establishment's doorway for all who wished to trade with the Mormon merchants. Further meetings were held on October 15 and 16, 1868 wherein stock was subscribed for and officers were elected. Major stockholders were:

Brigham Young	\$25,000.00
William H. Hooper	5,000.00
William Jennings	5,000.00
John Taylor	1,000.00
E. R. Young	1,000.00
Naisbett & Hindley	1,000.00
A. C. Pyper & Company	1,000.00
Joseph Woodmansee	1,000.00

There were 39 other stockholders subscribing \$50.00 or less for a grand total of \$50,700.00. The first officers elected at the October 16 meeting in the City Hall were:

President:	Brigham Young
Vice President:	William H. Hooper
Secretary:	William Clayton
Treasurer:	David O. Calder
Directors:	George A. Smith
	George Q. Cannon
	Harold S. Eldredge
	Henry W. Lawrence
	William Jennings

Prices were then fixed among member merchants to be uniform and reasonable. A constitution and By Laws were adopted on October 24, 1868 (See Appendix I). As evidence of the close connection between the Association and the Mormon Church, one of the sections of the constitution provides that "No person or persons shall be eligible for membership except they be of good moral character and have paid their tithing according to the rules of the Church of Jesus Christ of Latter Day Saints" (Mormon Church). It also provided that the Board of Directors should "tithe" the net profits before declaring any dividends. The inscription to be placed over each merchant's door read: "Holiness to the Lord, Zion's Cooperative Mercantile Institution",

and the first sign was erected over the store of Eldredge and Clawson on November 3, 1868. As the movement spread, merchants began to place their stock into the central organization as an equity, and on March 1, 1869 the wholesale store was first opened for business in William Jennings' Eagle Emporium on the southwest corner of First South and Main Streets in Salt Lake City.

Other departments were opened in the shops of other merchants in the downtown area near to the main store. The movement expanded throughout the Territory. One-hundred-fifty stores were formed between 1869 and 1880, located in 24 counties and 126 towns and cities. (They were not under the jurisdiction of the Salt Lake City Co-op; each area store was a separate entity). The central store opened branches in Ogden and Logan, Utah, in 1869 and Soda Springs, Idaho, in 1872. Although the depression of 1873 caused some serious setbacks, by 1875 ZCMI was again out of debt and ready for expansion. On April 10, 1875 a committee was chosen to select a site for a new building in Salt Lake City, and the present site on "East Temple Street" (now called Main Street) was selected. The land was purchased from Brigham Young for \$30,000.00.

The building was commenced at once, and when completed had a frontage of fifty feet by a depth of 318 feet; three stories high, plus a full basement. It was completed in March, 1876 and opened for business on April 1, 1876. The cost was \$136,544.00. It contained all the departments of the institution except the drug, wagon, machinery and produce departments. The construction was enthusiastically described in the city's leading newspaper, as was the grand opening. (See Appendix II and III).

After Brigham Young died, on August 29, 1877, William Hooper was elected president. As a measure of Young's support, ZCMI paid his heirs over \$100,000.00 which he had loaned to the institution.

ZCMI continued to prosper, and in 1880 an addition to the building was completed at a cost of \$50,000.00, extending the original frontage an additional fifty feet to the south, also three stories in height, doubling the capacity of the co-op building to 12,000 square feet. It opened for business in the latter part of March 1880 (See Appendix IV). The institution continued to expand to other areas and to add departments in Salt Lake City. Through Mormon Church support investments, 36 percent of the total capital stock was under church ownership in 1885.

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At this time the Edmunds-Tucker bill was pending in Congress. This bill would direct the Attorney General to confiscate all real estate in excess of \$50,000.00 value belonging to the Mormon Church, except that used for religious purposes. The Church was also to be dissolved as a corporation. To avoid these consequences, the church holdings were transferred to a syndicate headed by Heber J. Grant on March 11, 1886. (A small amount was sold to private investors.) Thus the Church was not affected when the bill was passed in February, 1886.

In 1888, a shoe and clothing factory was built in Salt Lake City, and the main building was again expanded to the north with a one-story addition of sixty-foot frontage in 1891. This addition cost about \$20,000.00. At about this time, the practice of tithing profits was discontinued after a stockholder's suit was adjudicated against this practice.

ZCMI went public on a new issue of stock in 1891; however, control was kept within the church group, and most of the stock was sold to local individuals. With continuing growth, the need to expand again became necessary, and in 1902 contracts were awarded for the addition of two more stories on the north single story portion. A new front was added to correspond with the 100 foot portion to the south. The total cost of this addition was about \$145,000.00. In 1910 a wing was constructed from the rear to South Temple Street at a cost of \$140,000.00. With the completion of this addition, the total floor area of the Institution was approximately 10 acres, and the frontages were 160 feet on the east side of Main Street and 181 feet on the south side of South Temple Street. This is substantially its present size. ZCMI is presently (1967) in the midst of a major expansion program with its downtown Salt Lake City store. Plans are reportedly being formulated to tear down the present buildings and construct a new facility of 360,000 square feet area, four stories high, as an anchor unit of a 21 million dollar, eight acre, 50 store downtown shopping plaza. (New York Times, April 8, 1966).

C. Sources of Information:

Primary and unpublished sources:

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Deseret Evening News, April 1, 1876.

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Olsen, Arden Beal, The History of Mormon Mercantile Corporations  
in Utah. Ph. D. Dissertation, University of California,  
1935.

Salt Lake City Illustrated, S. W. Darke Co., Salt Lake City,  
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Prepared by John L. Giusti, AIA  
September 5, 1967

SUPPLEMENTAL INFORMATION OR CONTINUATIONS (See Appendix I, II,  
III, IV).

APPENDIX I

Following the adoption of the constitution a circular was prepared and sent throughout the Territory seeking to encourage the Latter-Day Saints who had not already taken stock in the wholesale cooperative store to do so.

This pamphlet was unique. It opened with a title page bearing the Israelitish inscription of:

HOLINESS TO THE LORD

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ZION'S  
CO-OPERATIVE MERCANTILE  
INSTITUTION

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On the first pages of this pamphlet the constitution and by-laws appeared. Because of a number of unique provisions made in this constitution it is quoted in full:

PREAMBLE

The inhabitants of Utah, convinced of the impolicy of leaving the trade and commerce of their Territory to be conducted by strangers, have resolved, in public meeting assembled, to unite in a system of cooperation for the transaction of their own business, and for better accomplishment of this purpose have adopted the following.

CONSTITUTION

"Holiness to the Lord!" Zion's Co-operative Mercantile Institution

Sec. 1. This Association shall be known by the name and style of "Zion's Co-operative Mercantile Institution", and shall have perpetual succession.

Sec. 2. The objects of this Institution are to establish and carry on in Salt Lake City and such other places as may be determined by the Board, the business of General Merchandising.

Sec. 3. The capital stock of this Institution shall be three millions of dollars, (\$3,000,000) and may be increased to five millions (\$5,000,000) and be divided into shares of one hundred dollars(\$100) each.

Sec. 4. The officers of this Institution shall consist of a President, Vice-President, Board of Directors, Secretary and Treasurer, each and every one of whom shall be stockholders in this Institution.

Sec. 5. The Board of Directors shall consist of not less than five (5) nor more than nine (9) persons, including the President and Vice-President, who shall be ex-officio members of the Board.

Sec. 6. It shall be the duty of the President to preside at all meetings of the Institution and of the Board and to sign all documents, as are, or may be, prescribed by the Constitution and By-Laws, except certificates of dividends to stockholders. In case of absence or disability of the President, the Vice-President shall perform the duties of the President, and in all meetings of the stockholders the President shall have the power to adjourn the meetings from time to time to accomplish the transaction of business.

Sec. 7. It shall be the duty of the Board to enact By-Laws for the general management and direction of the business of this institution and to procure suitable places for the transaction of the business by lease, purchase or construction, also so far as may be necessary, to employ and appoint committees, delegates, agents, attorneys and clerks to assist in carrying on the business and promoting the welfare of the Institution, and to discharge the same at pleasure.

Sec. 8. They shall also have full power to bargain, sell, convey and deliver under seal or otherwise any and all species of property belonging to this Institution, which may not be needed for the business thereof, on such terms and conditions as they may deem for the best interest of the same; provided, that the sale of shares and merchandise shall be for cash only.

Sec. 9. It shall be the future duty of the Directors to furnish quarterly statements of the business and balance sheets of the books for the inspection of the shareholders, the first to be furnished on the fifth day of July, 1869, and quarterly thereafter, said statements and balance sheets shall remain open in the office of the Secretary for not less than thirty days.

Sec. 10. There shall also be furnished by the Directors, a semi-annual statement in detail of the business of the Institution, to be read before the general meeting of the stockholders to be holden at 2 p.m., on the fifth days of October and April in each year, at such places as the Directors may designate, also declaration of dividend, the first semi-annual meeting to be held on the fifth day of October, 1869: Provided that if any of said days shall fall on Sunday, said reports shall be furnished and meetings held on the day preceding.



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Sec. 11. The Directors shall have further power to call special meetings at such times and places as in their judgement may be required, reasonable notice being given thereof.

Sec. 12. The Board of Directors shall have power by a two-thirds vote of their number, to remove any Director or other officer for conduct prejudicial to the interest of the Institution; if the officer sought to be removed be a Director he shall not vote on any matter connected with such removal.

Sec. 13. All business brought before the Board for consideration shall be determined by a majority of the whole number, each member being entitled to one vote only, irrespective of shares held by said Director.

Sec. 14. The Directors shall convene for the transaction of the business of the Institution at the call of the President, and as they shall adjourn from time to time.

Sec. 15. All officers of the Institution shall be elected by a majority of votes given at the general meeting, holden on the fifth day of October in each year, provided, that whenever a vacancy shall occur from any cause, the Board may fill such vacancy by appointment, till the next general meeting; all officers shall hold their offices until their successors are elected and qualified.

Sec. 16. In all matters transacted in general meetings each stockholder shall have one vote, and one only for each and every share owned by him.

Sec. 17. The Secretary shall record the minutes of all meetings, and conduct all correspondence under the direction of the Board, he shall hold the common seal and attend to all other duties, whether prescribed by this constitution or by the by-laws required by the President.

Sec. 18. The treasurer shall have charge of all funds belonging to the Institution, and shall employ or disburse the same, as required by the provisions of the Constitution, and shall furnish statements of account when required by the Board.

Sec. 19. The funds of the Institution shall be subject to appropriation by the Board only, and disbursed by the Treasurer on order signed by the President or Vice-President, and countersigned by the Secretary.

Sec. 20. No person or persons shall be eligible for membership, except they be of good moral character and have paid their tithing according to the rules of the Church of Jesus Christ of Latter-Day Saints.

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Sec. 21. The Directors of the Institution shall tithe its net profits prior to any declaration of dividend, according to the rules of the Church mentioned in the preceding section.

Sec. 22. The President, Vice-President, Board of Directors, Secretary and Treasurer, before entering upon the duties of their several offices, shall take oath or affirmation for the faithful performance of all duties required by this Constitution.

Sec. 23. The Treasurer shall give bonds with approved security to the Institution, in such sums as may be deemed necessary by the Board, subject to increase, as circumstances may render advisable.

Sec. 24. The Secretary and Treasurer shall be the only paid officers of the Institution and their remuneration shall be as determined by the Board of Directors.

Sec. 25. All certificates of stock issued by the Institution shall be for one share, or multiple thereof; they shall be signed by the President or Vice-President and Secretary, under the common seal, they shall be registered in the office of the Secretary, and shall be deemed personal property, and as such, subject to sale and transfer. The form of certificate, registration and mode of transfer shall be prescribed by the Board.

Sec. 26. All dividends shall be paid if required, within thirty days after the same shall be declared.

Sec. 27. The private property of shareholders shall not be held subject to liabilities of the Institution.

Sec. 28. The seal of Institution shall bear the inscription: "Holiness to the Lord" "Zion's Co-operative Mercantile Institution, 1869", with beehive and bees in center.

Sec. 29. This Constitution may be amended or altered at any general meeting of the shareholders, by a two-thirds vote of the shares represented, provided that thirty days notice shall have been given in some public newspaper published in their Territory, of such contemplated amendment or alteration.

BY-LAWS

1. All houses wherein the business of this Institution may be transacted shall have placed over the main entrance the following inscription: "Holiness to the Lord." "Zion's Co-operative Mercantile Institution."

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2. The number of Directors may be increased when deemed necessary, by two-third vote of the shares represented at any general or special meeting of the Institution.
3. The number of Directors may be diminished by a two-third vote of the shares represented at any semi-annual meeting held on the fifth day of October.
4. The capital stock of this Institution may be increased to its constitutional limit by a majority of vote of shares represented at any general meeting.
5. All business transacted by this Institution shall be done by its authority and under its name and title.
6. All documents authorized by the Board requiring an acknowledgement and seal shall be signed and acknowledged by the President, attested by the Secretary and seal of the Institution.
7. All certificates of stock issued by this Institution shall bear date of the first legal day of the month succeeding the day of purchase.
8. Registration of stock certificates shall consist of an entry in the Stock Ledger in the Institution, of the name of the person to whom the certificate is issued, the number of shares for which it is issued and the number and date of the certificate. Such registration shall be deemed prima facia of ownership.
9. The following shall be the form of the certificate of stock issued by this Institution. It shall be nine inches in length, exclusive of the stub, (which shall be two and a half by five inches) by five inches in width, and shall be an engraving on steel or copper plate.
10. There shall be kept a Transfer Book in the Secretary's office, in which shall be recorded the transfer of all stock and shall be in the following form: (Form given).
11. The Secretary shall be paid by the person making a transfer of stock, the sum of fifty cents for every transfer recorded by him.
12. All dividends after the same shall have been declared shall be deemed individual property, and shall be paid by the Treasurer, on the certificate of the Secretary, under the seal of the Institution, stating the sum due the stockholder.

13. The Shareholders requiring more than one certificate for stock purchased at any one time, shall pay the Government tax on all such certificates in excess of one.

14. The Secretary shall have the general oversight of the Books of the Institution under the direction of the Board to whom they shall be at all times open for inspection.

15. There shall be preserved in the Secretary's office a copy of all correspondence, and on file, copies of all contracts, powers of attorney, leases and letters of instruction executed by the Institution, and all original bonds and conveyances to the Institution; also a duplicate copy of all original invoices of merchandise purchased by the Institution.

The foregoing constitution is the original of the organization of Zion's Co-operative Mercantile Institution.

## APPENDIX II

Deseret Evening News, March 3, 1876

## Z. C. M. I. BUILDING

This mammoth building is nearing completion, it being expected that the work of removing goods to it will be commenced in about two weeks from now, and that it will be opened for business on or before the sixth of next April. We question if there is another building resembling it very closely, in America, and perhaps not in any part of the world. It is a three story building, with basement extending under the whole of the structure, and the iron front, designed by Folsom and Taylor, is very handsome, making a splendid appearance. The full ground measurement of the building is 318 feet long by 53 feet wide. In constructing the basement, which is 11 feet high in the clear, 219 cords of rock was used. The floor of this part is of the most solid description, being formed in the first place by filling from the ground to the level of the upper edge of the joists with concrete, and over this hard material is laid two courses of flooring. As a matter of course, this part will be used for the storage of the various classes of heavy goods, and at the rear or east end are the engine and boiler, used for hoisting and lowering the elevator, which are at that end of the building. The engine is twenty horse power and was manufactured by Crane and Co., of Chicago, as was also the 40 horse power boiler, situated in the same part, for heating the huge building by means of pipes and steam. This machine is in course of being fitted by Mr. W. J. Silver.

The brick of which the walls are composed was manufactured by the Bountiful Co-operative Institution, no less than 900,000 of the article being used in their construction, and had they been the ordinary sized brick, instead of larger, it would have taken one-third more.

On the roof there is no less than 16,897 square feet of tin, placed there by Mitchell and James. The whole interior is chiefly lighted from the top, there being 3,406 square feet of glass in the sky-lights, and the fine iron front is embellished with the largest plate glass in the Territory.

Necessarily a large amount of lumber has been used in the construction, the approximation being about 575,000 feet, most of which, especially the heavier timbers, is good, sound, durable red pine. Each floor is supported by rows of pillars or columns, 48 on each, aggregating 192, those above the basement being turned.

The first floor is 17 feet in the clear, the second 15 feet and the third 12 feet.

A distinguishing feature of the building is being lighted from the roof, as previously stated. The horizontal measurement across the sky-lights is 10 feet, the opening down the middle of the third floor 10 feet also, and that on the second floor 12 feet, this arrangement admitting a flood of light to the whole interior. Before the structure was so far advanced some expressed doubts as to the sufficiency of the light by this means, but the result obtained has dispelled all ideas of that kind, and it is as well if not better lighted than any building of magnitude in the Territory. The openings in the upper floors are bridged over at intervals, to admit of passing from one side to another, and those bridges, as well as the whole sides of the openings, are surrounded by a suitable railing, in the form of flat bannisters.

On the first or entrance floor there is no less than 792 feet of counter, or considerably over the length of a block. The counters are neatly panelled, and pilastered in front, and topped with walnut. The shelving ranges along the sides of this floor, a distance of 408 feet. On the north side, from the front backward some distance, will be the retail dry goods and notions department, and east of that, on the same side, will be used for the wholesale and retail boot and shoe, leather and findings department. On the south side of the same floor, from the front back, will be carried on the retail grocery and hardware business, or department, and east of that, on the same, line, stoves and tinware will be displayed.

Down the centre of this floor, between the two rows of columns, are first a double counter, in oblong form, which will be surmounted with glass showing cases for the display of jewelry and notions, next east a double row of counter with shelving between, for gentlemen's under-clothing, and next another double row of counter, with suitable shelving, for ready made clothing, etc., attached to this latter, and facing westward, is the office of the cash clerk.

Still east of this, a space 48 feet by 16 feet is handsomely enclosed with suitable panneling, in which are inserted, all around the upper portion of the enclosure, large squares of fine plate glass. This constitutes the office of the establishment where the secretary and treasurer and bookkeepers do their business, the interior arrangements of this part being now under preparation.

The east end of the building is partitioned off from cellar to roof, and that part of the first floor will be devoted to the receiving and delivery of goods.

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The second floor, which is arranged with innumerable tables and a large amount of shelving and other necessary arrangements and conveniences, will be used on the north side for the wholesale dry goods, notions and carpets department, and on the south side for the wholesale grocery and hardware business, while the rear division will be the opening and marking room.

The third or upper floor will be used for hollow and willow ware and for goods of that class, while the rear or west division will be used as the packing room.

Besides the convenience of being heated by steam the ventilation of the large structure is excellently provided for by a most sensible system of flues running from floor to roof, with openings on each floor to carry off the noxious air that would otherwise accumulate. There are but two ways of entrance to or egress from the building, the front and rear, this combined with the absence of other openings on the sides, being a judicious provision for many reasons, such as prevention of fire from contiguous buildings, etc.

Along the front of the building a stout plank sidewalk will be constructed and the best crossing in the city will be laid over the street westward from that point. It will be constructed of plank for a distance of 12 feet in width, and from each side of that will be laid a breadth of 15 feet in rock, making an entire breadth of 42 feet, which will be within 11 feet of being the whole width of the building

The moment a person enters the building he is struck with the imposing appearance, the method of lighting from the roof, and the openings in the floor enabling the eye to take in a large scope of the surroundings giving it a really grand effect, and impressing one at once with the mechanical ingenuity of the mind that conceived and originated the plan of construction. President Young was that originator, and not only was the building got up on his design, but he has personally supervised the construction of every part, which is alone a warrant of substantiality for everything about the entire structure, he being on principle, opposed to anything being made part of a building that is of a flimsy or unenduring character, and the whole result is a monument of the keen sensibility of his mind to the general fitness of things.

Mr. Henry Grow, the active superintendent of construction, has done himself great credit in the manner in which the work in every particular has been executed, being another of the successes of this well-known mechanic and builder, who has been engaged in building up the Territory, in the employ of President Young, for the last 22 years, erecting grist, saw and woolen mills, etc. He erected the building and unpacked and fitted the machinery ready for spinning, for the first woolen and cotton mill in the Territory; he built the first suspension bridge hereabout, across Ogden River, and also others across the Weber, Jordan and Provo

Rivers. He likewise was superintendent of construction of the New Tabernacle, and many other useful works that are standing evidences of this ability. We are indebted to him for much of the information contained in the foregoing.

For the interior arrangements of the building the drawings were got up by Mr. Henry Snell, to whom we are indebted for information relative to the positions occupied in the building by the various departments.

Altogether, no unprejudiced person can enter and inspect the new Z.C.M.I. building without admitting that it is a credit to Utah.

We have already noted in the NEWS that the railroad cars with goods for the Institution will run directly to the east end of the building.



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APPENDIX III

Deseret Evening News, Paril 1, 1876

The Grand Opening. -- The great center of attraction in the city today has been the Z. C. M. I. new store, which opened for business this morning, and the splendid building having been thronged with visitors and purchasers during the entire day. To say that the place looks splendid does no more than do it justice, as it compares in many points probably with any store on the continent.

Suppose we take the visitor on a tour of observation through it. As we enter at the front we will walk down the left or north side, being first attracted by the fine display of dry goods, the many colored fabrics giving a fine effect in contrast with white walls and woodwork, for all the painting is in white, making the surroundings look pure and clean, setting off the different classes of wares to a good advantage. Passing along we pass the place where notions are disbursed and come to where heads of all shapes and sizes, of the male persuasion, can be fitted with suitable hats and caps, and still further east where boots and shoes can be had, and further still the material of which to manufacture them in the shape of leather and findings. As we here reach the receiving room we turn back and, extending along the middle part of the floor, we are attracted by the handsome general office, where the superintendent and bookkeepers attend to business in full view, the sides of the enclosure being embellished with large plate glass squares; then we reach the gents' clothing and outfitting, and finally fancy goods, the counters of the latter division not having yet been surmounted by the handsome glass show cases designed for them.

We will next take a turn down the south side and are first attracted with the tastefully arranged grocery goods, then the equally handsome and attractive display of hardware, and further on an artistically assorted and arranged display of Queensware & c., winding off on that side with a general assortment of farming implements and other goods of that line.

Ascending the grand staircase, which has an imposing appearance, situated near the east end, we reach the wholesale departments for groceries, hardware, carpets, dry goods, notions, etc., with the marking rooms in the rear, and on the upper or third floor is an apparently endless variety of goods of different classes, placed there for storage.

Among other noticeable features on the first floor are the steam heat radiators, some of which were imported and some were made by Messrs.

Mitchell and James. The radiators of themselves are not so very attractive, but their surroundings are, for they are each encased in a cast iron screen, beautifully bronzed, of open elaborate and tasteful design, surmounted by a top consisting of a large slab of white veined marble.

Not the least satisfactory part of the matter is that the day of opening, April 1, 1876, the centennial year, has been one of brisk business for the Institution, which opens in its new premises under what may be considered very flattering aspects.

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APPENDIX IV

Deseret Evening News, March 15, 1880

The New Co-op Building. -- The new south side of the Z. C. M. I. building is rapidly approaching completion and the removal of goods will probably begin tomorrow. The capacity of the new building is something less than that of the main part. It is in length 150 feet and in width about 45 feet. It is three stories high, and in interior as well as exterior construction corresponds with the other part as nearly as was possible to make it and preserve convenience. The first floor will be occupied as follows: North side, retail groceries; south side retail hardware and tinware, leaving the center of the floor for the display of stoves and heavy hardware. The second floor, which is reached by a staircase similar to those in the other part of the building, will be used by the wholesale hardware and grocery departments. It will also contain the general office, a commodious apartment at the rear, contiguous to which are the Director's room and the office of Assistant Superintendent Clark. The third and uppermost floor will be the wholesale crockery, glassware and tinware department. On the first floor are two arches, and on each of the upper floors a single arch, leading through into the other side of the building. The space vacated by the projected removals, will be filled as follows: the retail grocery, by the retail boot and shoe department; boots and shoes by clothing and furnishing goods; wholesale hardware by wholesale dry goods (enlarged). The wholesale crockery, glassware and tinware room will be used for storage purposes, and the place now occupied by the general office will be turned into a fur and cloak room. These are the principal changes contemplated, as far as is now known. Others will, of course, suggest themselves when the removal takes place.

PART II. ARCHITECTURAL INFORMATION - FRONT ONLY

A. General Statement:

1. Architectural interest: ZCMI has an unusually large and well-maintained store front of cast iron and stamped metal designed in the late 19th century.
2. Condition of fabric: Good

B. Description of Exterior:

1. Overall dimensions: The storefront is 160' long and three stories or 71'6" high.
2. Wall construction, finish, and color: The store front is a window wall of three matching sections built at three different times. Rows of Corinthian columns divide the windows. These columns are of cast iron in the center (1876) and south (1880) portions but of heavy stamped sheet metal in the north (1901) portion. There is a modillion cornice at each level and also in the rake of the pediment. The top cornice has brackets aligned with the columns below and a row of dentils under the modillions, which are larger than those of the cornices below and ornamented with an acanthus leaf. Under the pediment is a frieze which extends across the center portion of the storefront. It contains large letters "ZCMI" balanced on each side with circular frames containing the date of founding, 1868, on the left and the date of the pediment construction, 1901, on the right. The rest of the frieze contains a connecting vine and leaf pattern. Above the top cornice antefixes project in alignment with the columns below. They are typical of much of the ornament which is of light sheet metal formed over wood.

The windows are double hung wood sash two-over-two glazed with obscure glass. Upper corners of sash and frame are rounded. These windows are extremely large, 11 feet in height and varying in width from 4 feet to 7 feet. They are covered with insect screens of modern louvered mesh in frames which match the windows behind.

The columns are painted black, other ornament and moldings are white and background planes are gray.

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The first floor level which once had a columnar treatment like that above now has large show windows with wide spaced supports and is spanned by heavy steel beams.

3. Roof:

Shape covering: The pediment over the center portion is roofed with green painted sheet metal imitating barrel tiles.

The flat marquees are roofed with mineral surfaced roll roofing, Marquees slope toward the building and are hung from the wall with one inch steel rods.

C. Description of Interior:

Behind the facade the store has been constantly altered but two features of historic interest remain. Original pine poles are the structural columns in part of the first floor. Through intensive searching it has been possible to obtain panels matching the stamped metal ceilings so that they remain in good repair.

D. Site and Surroundings:

Orientation : The store faces Main Street on the west and is near the commercial center of the city.

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